

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Minutes of Meeting

December 9, 2008

The West University Historic Zone Advisory Board met at the Trinity Presbyterian Church at 400 East University Avenue in Room 205 of the Mission Center Tuesday, December 9, 2008. The meeting was called to order by Jim Bly, Chair, at 6:10 p.m.

1. **Sign In - Members Present:** Jim Bly, Chair; Lori Boston, Barbara Macri (arrived 6:20 p.m.), Jim Phillips, and Matt Williams.

Members Absent: Dave Knudson and Noah Sensibar.

Guests: Wanda Larson, Michael McGrath, and Chris Gans.

2. **937 N. 5th Avenue – HPZ – 08-61 – (Zoning Violation) – Michael McGrath (owner) – Construction of patio/fence/wall/walkway/gates and proposed construction of addition.** Mr. McGrath introduced himself and handed out photographs of the construction that has occurred so far including a new brick walkway in the front yard, a new patio built at floor-elevation on the north side of the steps/entry into the residence; the patio includes decorative wrought iron railing. In addition, a six-foot fence was constructed around the front yard; the fence consists of decorative wrought iron attached to a low brick wall (eight inches high) with two feet by two feet (2'x 2') brick columns located on both sides of a wrought iron gate and on the corners of the front property line. Mr. McGrath stated that his red brick residence (and stucco) is across the street from Catalina Park and he is trying to make his front yard usable and secure. He said that he wasn't aware that he needed a review for items that did not need a permit. He noted he went to inquire about permits for a proposed addition to the front of the house and was told that he needed to cease work and go through Historic Review.

Mr. McGrath stated his intention is to enclose the existing half porch on the north side of the entry steps and create a small study. The existing, divided-light French doors would remain; the addition would be glassed in by two single-light French doors and two single-light floor-to-ceiling windows. The roofline would remain; the addition would use the existing porch roof. The north side of the addition would be stuccoed with a triangular, glass clerestory window at the roofline.

The Board discussed the project and was positive about the fence, walkway, gates, and patio as built. However, members expressed concern about the lack of information regarding the proposed selection of light fixtures, the proposed clerestory window on the north side of the addition (shape not found in the development zone), the proposed shape and size of the new windows for the addition, and the proposed design of the French doors with single light design. In addition, the Board discussed the need for more information on the existing building and how the brick areas would meet the

stucco areas. Mr. McGrath stated he would be willing to come back with additional/new information concerning the addition but he would like the zoning violation to be taken care of. The Board agreed to continue the case.

Motion: Barbara Macri made a motion to recommend approval of the wall, fence, gates, walkway and patio as built. In addition, recommend a redesign and more information on the addition and the exterior light fixtures. Motion seconded by Jim Phillips. Motion passes unanimously.

- 3. 820 N. Sixth Avenue – HPZ – 08-62 (Zoning Violation) – Larson – Construction of fence and gates; proposed chimney repair, window replacement, door repair/replacement, new lighting, replacement of mechanical, stucco repair and painting.** Ms. Larson stated she had recently purchase a large lot with a main residence that fronts 6th Avenue, a triplex to the rear of the property, and a guesthouse next to the triplex. She said that her husband had died and now she was trying to finish the project. She stated that security and privacy were important and that is why the six-foot high corrugated metal and wrought iron fence was erected around the front of the property. Ms. Larson provided photos of other wrought iron and corrugated metal fences in the vicinity of her house. The Board explained the Design Guidelines concerning fences – that they could not block the front view of the house and could be opaque no more than 42” high. The Board explained that the examples that she showed in her photographs are side yards or rear yards not front yards and the Board could not support the fence as built. The Board also stated the fence was not visually appealing in that it was not “patterned” as fences normally were in the area. The side of the fence that faced the street had no articulation or design features. Ms. Larson did state that she intended a metal “art” piece to be attached to the front of the fence. The Board would like to see the design for the piece.

Ms. Larson explained the other exterior renovations. For the main residence, she intends to refinish, if possible, the wood panel front door. If that is not possible, she would like to replace it with a new wood door that matches as close as possible to existing. Also, the chimney needs to be repaired and the original bricks will be cleaned off and used. She also wants to replace a window with a wood, double-hung window of the same size. In addition, her contractor is hoping to locate a combination heat pump and air conditioning unit on the ground in the side yard. If that is not possible due to ductwork, then the unit would be located in the same location on the roof as the existing swamp cooler. The unit would be the same size as the existing unit. Ms. Larson also wants to repair and repaint the trim on the main residence. Ms. Larson did not provide detailed plans or locations for these improvements but they all sounded reasonable and appropriate to the Board.

In addition, Ms. Larson stated she wanted to repair the stucco on the rear of the triplex and paint the exterior. She also wants to replace the existing swamp coolers on both rear buildings; new ones to be located in the same location as existing.

- 4. Motion:** Matt Williams made a motion to recommend denial of the fence as submitted and built. Redesign fence to be opaque no more than 42" high – the use of wrought iron acceptable to six feet high. The art piece to be designed as integral to the fence and to be submitted with the new design. The choice of light fixtures to be reviewed when the redesigned fence returns to the Board. In addition, the mechanical unit replacements are recommended for approval in their existing locations – the unit for the main residence may be located on the ground in the side yard as long as no duct work is added to the outside of the house. Wood window and door repair/replacement is recommended for approval as long as openings are not changed in size and replacements are historically appropriate and made of wood. Stucco repair and painting recommended for approval. Motion seconded by Lori Boston. Motion passes unanimously.

- 5. Announcements/Discussion.** None.

- 6. Call to the Audience.** No audience.

The next meeting was scheduled for January 6, 2008 at Trinity Presbyterian Church, 400 E. University Blvd. at 6:00 p.m.

- 7.** The meeting adjourned at 7:55 p.m.

Minutes recorded and transcribed by Barbara Macri, Secretary.

Blm: wuhzabm12-9-08